THE HOUSING BLUEPRINT

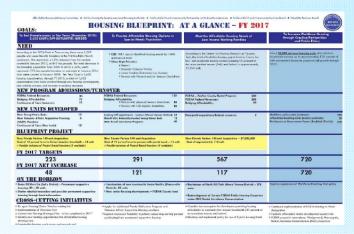
BOARD HOUSING COMMITTEE MEETING MARCH 7, 2017

ABOUT THE HOUSING BLUEPRINT

Housing Blueprint – first adopted in 2010

Current Goals

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
 - Including Seniors, Persons with Disabilities
- To meet the housing needs of low-income families; and
- To produce workforce housing sufficient to accommodate projected job growth.



HOUSING BLUEPRINT

GOALS:

DRAFT HOUSING BLUEPRINT: AT A GLANCE - FY 2018

GUALS:			
To End Homelessness in Ten Years (December 2018): 2,650 UNITS/OPPORTUNITIES NEEDED	To Provide Affordable Housing Options to Special Needs Population	Meel the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing through Creative Partnerships and Public Policy
NEED			
According to the 2016 Point in Time survey, there were 1,059 people who were literally homeless in the Fairfax-Falls Church community. This represents a 12 percent reduction from the number counted in January 2015, or 145 less people. The total decrease in the homeless population from 2008 to 2016 is 42 percent, which represents 776 less people homeless on one night in January 2016 than were counted in January 2008. Ten Year Goal is 2,650 housing opportunities; through FY 2015, a total of 1,032 opportunities have been created through new housing development, new subsidy sources, and turnover in existing resources. **NEW PROGRAM ADMISSIONS/TUR**		According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,360 units.	About 50,000 net new housing units affordable to households earning up to approximately 120 percent of AMI are needed based on projected job growth through 2032.
FCRHA Federal Resources: 35 Bridging Affordability: 60 Continuum of Care (turnover): 60	FCRHA- Fairfax County Rental Program (Seniors) 53 FCRHA Federal Resources: 90 Bridging Affordability: 12 • Persons with physical/sensory disabilities: 12 • Persons with CSB eligible disabilities: 12	FCRHA – Fairfax County Rental Program 247 FCRHA Federal Resources: 130 Bridging Affordability: 58	
NEW UNITS DEVELOPED	Households leaving domestic violence situations		
New Group Home Beds: 50 journ House - chronically homeless adults of with disabiling conditions (Springfield District) BLUEPRINT PROJECT	Lindsay Hill Apartments - seniors (Mount Vernon District) 55 Non-Profits: Federally-Funded Group Home Beds 12 State Rental Assistance Program: 40 Construction of new Lewinsville Senior facility (Dranesville District) - 82 units	Non-profit acquisitions/federal resources 5	Werkforce Dwelling Units (WDUs) (estimate): 400 Affordable Dwelling Units (ADUs) (estimate): 50
New Private Partner 100-unit Acquisition or Construction Goal of 10 percent to serve former homeless households – 10 units Possible inclusion of Project Based Vouchers (if available)	New Private Partner 100-unit Acquisition or Construction Goal of 10 percent to serve persons with special needs – 10 units o Possible inclusion of Project Based Vouchers (if available)	New Private Partner 100-unit Acquisition or Construction ~ \$5,000,000 Goal of approximately 80 units	
FY 2017 TARGETS			
181 FY 2017 NET INCREASE	390	520	450
26	199	85	450
ON THE HORIZON Proute 50/West Ox (Sully District) – Permanent supportive housing; 20 – 30 units of Shelter rebuild/renovation and possible permanent supportive housing through bond referendum CROSS-CUTTING INITIATIVES	O Residences at North Hill Park (Mount Vernon District) - 60 units O Oakwood site - approximately 120 units of senior/special needs housing (Lee District) O Domestic violence shelter expansion - mid and South County O Little River Glen compus expansion - approximately 90 units of senior housing (Braddock District)	Residences at North Hill Park (Mount Vernon District) — 219 units Redevelopment of Certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD) FCRHA property renovations: Wedgewood, Murraygate, Mount Vernon Gardens, RAD properties	Explore expansion of Workforce Dwelling Unit policy
Implementation of Diversion First Countywide Housing Strategic Plan Identify new funding opportunities for affordable housing development Sustainable housing work group and report card	Apply for additional Family Unification Program and Veterons Affairs Supportive Housing vouchers Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing	O Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below) O Develop and implement policy for use of Tyson's housing funds	O Continued implementation of FCRHA Moving to Work designation Facilitate affordable studio development countywide Health and Human Services System Integration